



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Date: June 24, 2013

Common Council Public Hearing Date: July 24, 2013

Item: Rezoning #7-13

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: King Brokerage, LTD- Ben King, Owner
John Davel, Davel Engineering & Environmental, Inc., Applicant

Address/Parcel #: North Meade Street (31-6-6100-50)

Petitioner's Request: The owner/applicant is requesting to rezone the subject site from AG Agricultural District to R-1A Single-family Residential District with the intent of developing a single-family subdivision.

BACKGROUND

This undeveloped property is currently used for agricultural purposes.

STAFF ANALYSIS

The purpose of the R-1A district is intended to provide for, and maintain, residential areas characterized predominately by single-family detached dwellings on larger sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential land uses.

The 19.74 acre site will be divided into six (6) lots. The lots will average 128,362 square feet in size. The proposed lots meet or exceed all standards of the R-1A district.

Access will be from Officially Mapped Spartan Drive along the northern side of the property and from a private cul-de-sac. The public right-of-way will be dedicated for Spartan Drive and along North Meade Street as part of the platting process.

Surrounding zoning and land uses:

- | | |
|--|--------------------------|
| North: Town of Grand Chute; | Single-family residence |
| South: Town of Grand Chute; | Single-family residence |
| West: AG Agricultural District; | Agricultural uses |
| R-1A Single-Family Residential District; | Single-family residences |
| P-I Public Institutional District; | Stormwater pond |
| East: Town of Grand Chute; | Plamann Park |

2010-2030 Comprehensive Plan: The 2010-2030 Future Land Use Map currently shows this area to be used for one and two-family residential uses. The proposed zoning classification is consistent with the future land use map and the following goals and objective of the 2010-2030 Comprehensive Plan:

Overall Community Goals

- **Goal 1 – Community Growth** (Chapter 11 – Land Use)
Appleton will continue to provide opportunities for residential, commercial and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods and greenfield development sites at the City's edge.

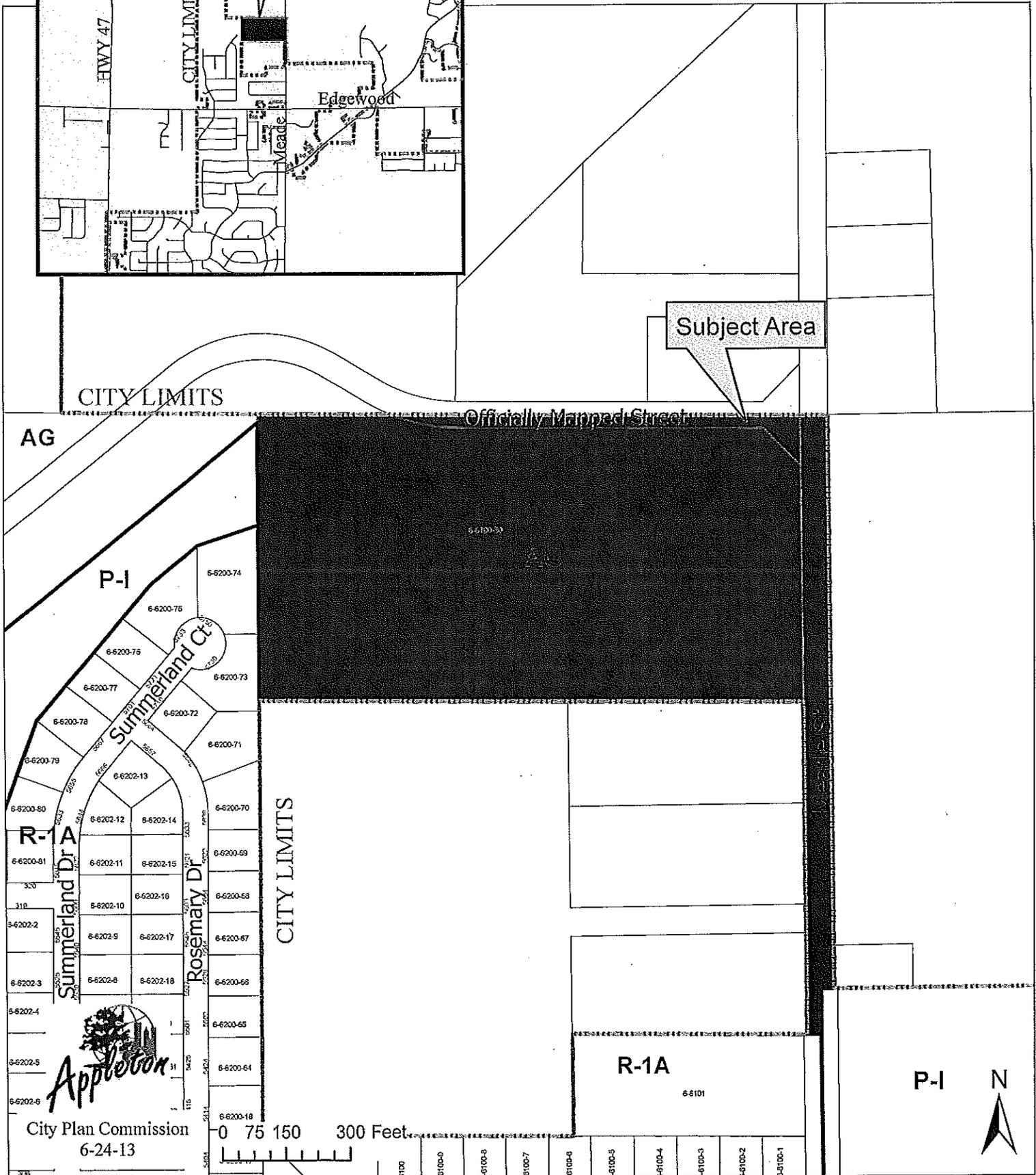
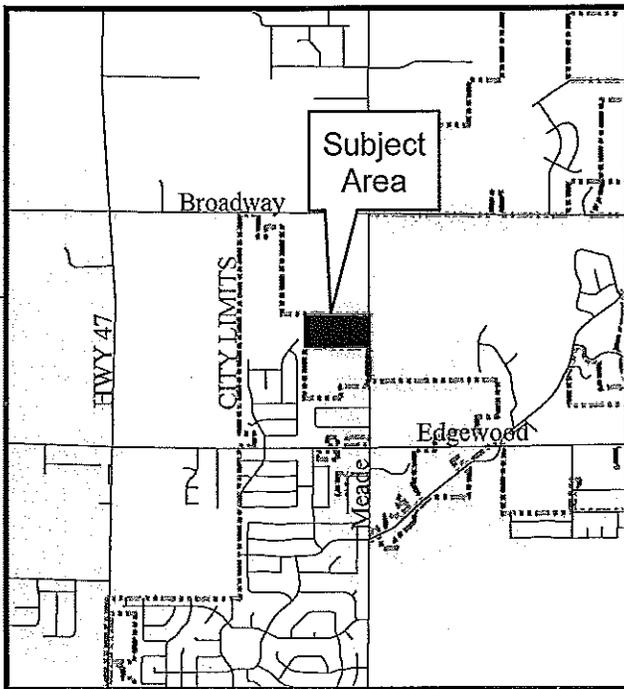
Review Criteria: Based upon the above analysis it would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

Technical Review Group Report (TRG): This item was discussed at the June 11, 2013 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, Rezoning Application #7-13 to rezone the subject site located on North Meade Street (Tax Id. 31-6-6100-50) from AG Agricultural District to R-1A-Family Residential District including the adjacent North Meade Street right-of-way as shown on the map, **BE APPROVED**.

North Meade Street
 Rezoning AG Agricultural District to
 R-1A Single Family Residential District
 Zoning Map



Subject Area

CITY LIMITS

Officially Mapped Street

AG

P-I

R-1A

R-1A

P-I

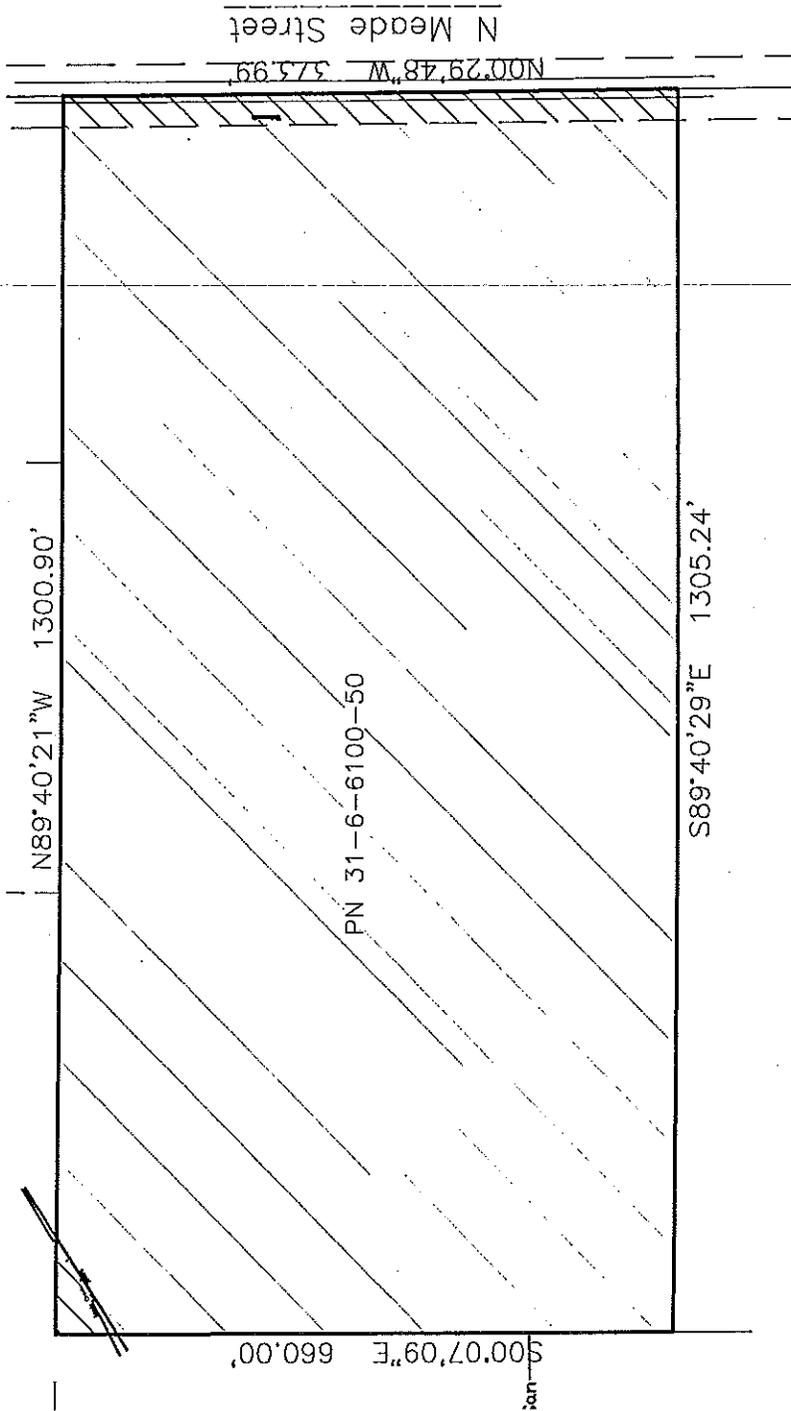
N



City Plan Commission
 6-24-13

0 75 150 300 Feet

- 6-100-1
- 6-100-2
- 6-100-3
- 6-100-4
- 6-100-5
- 6-100-6
- 6-100-7
- 6-100-8
- 6-100-9
- 6-100-0
- 6-100



N Meade Street
 575.99' 500.07' 660.00'

PN 31-6-6100-50

S89°40'29"E 1305.24'



For:
 King Brokerage LTD
 C/O Ben King
 PO Box 7063
 Appleton, WI 54912

File: 4032topo.dwg
 Date: 05/31/2013
 Drafted By: Jim
 Sheet: Rezoning

Davel Engineering & Environmental, Inc.
 Civil Engineers and Land Surveyors
 1811 Racine Street
 Menasha, Wisconsin
 Ph. 920-991-1866, Fax 920-830-9595



5/31/2013 3:50 PM j:\Projects\4032kin\dwg\Civil 3D\4032topo.dwg Printed by: jim



City Plan Commission
 06-24-13

**North Meade Street
 Rezoning AG Agricultural District to
 R-1A Single Family Residential District**